

0-12758

BARGAIN AND SALE DEED

THIS INDENTURE, made the 13th day of July, Two Thousand and Four.

Between:

MAR CONSTRUCTION, INC. a domestic corporation, having an office address at 4 Dr. Frank Road, Spring Valley, N.Y. 10977, hereinafter referred to as the Grantor
party of the first part, and

JOSEPH F. PELLEGRINO, Jr. and JUDITH M. PELLEGRINO, his wife, both residing at 4 Yeoman Road, Newburgh, NY 12550, hereinafter referred to as the Grantee
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Newburgh, County of Orange and State of New York, shown as lot 7 on a map entitled "Subdivision Plans for Smith-Petrillo, Town of Newburgh, Orange County, N.Y." dated January 7, 2000 and recorded March 1, 2000 in the Orange County Clerk's Office as Map #38-00.

TOGETHER with an easement for ingress and egress over the street shown on the above captioned subdivision map to the nearest public highway.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any land lying in the streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

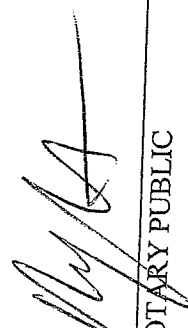
MAR CONSTRUCTION, INC.


BY: _____
MENACHEM MARGATTEN, Pres.

ACKNOWLEDGEMENT

STATE OF NEW YORK)
(CLANCE) SS:
COUNTY OF ROCKLAND)

On the 13th day of July, in the year 2004, before me, the undersigned, a Notary Public in the State of New York, personally appeared MENACHEM MARGARETTEN, personally known to me or proved to me on the basis of satisfactory evidenced to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC


ROBIN J. STORMS
Notary Public, State Of New York
No. 01ST6008257
Qualified In Ulster County
Commission Expires June 8, 2006

BARGAIN AND SALE DEED
With Full Covenants

Title No. O-12758

MAR CONSTRUCTION, INC.

TO

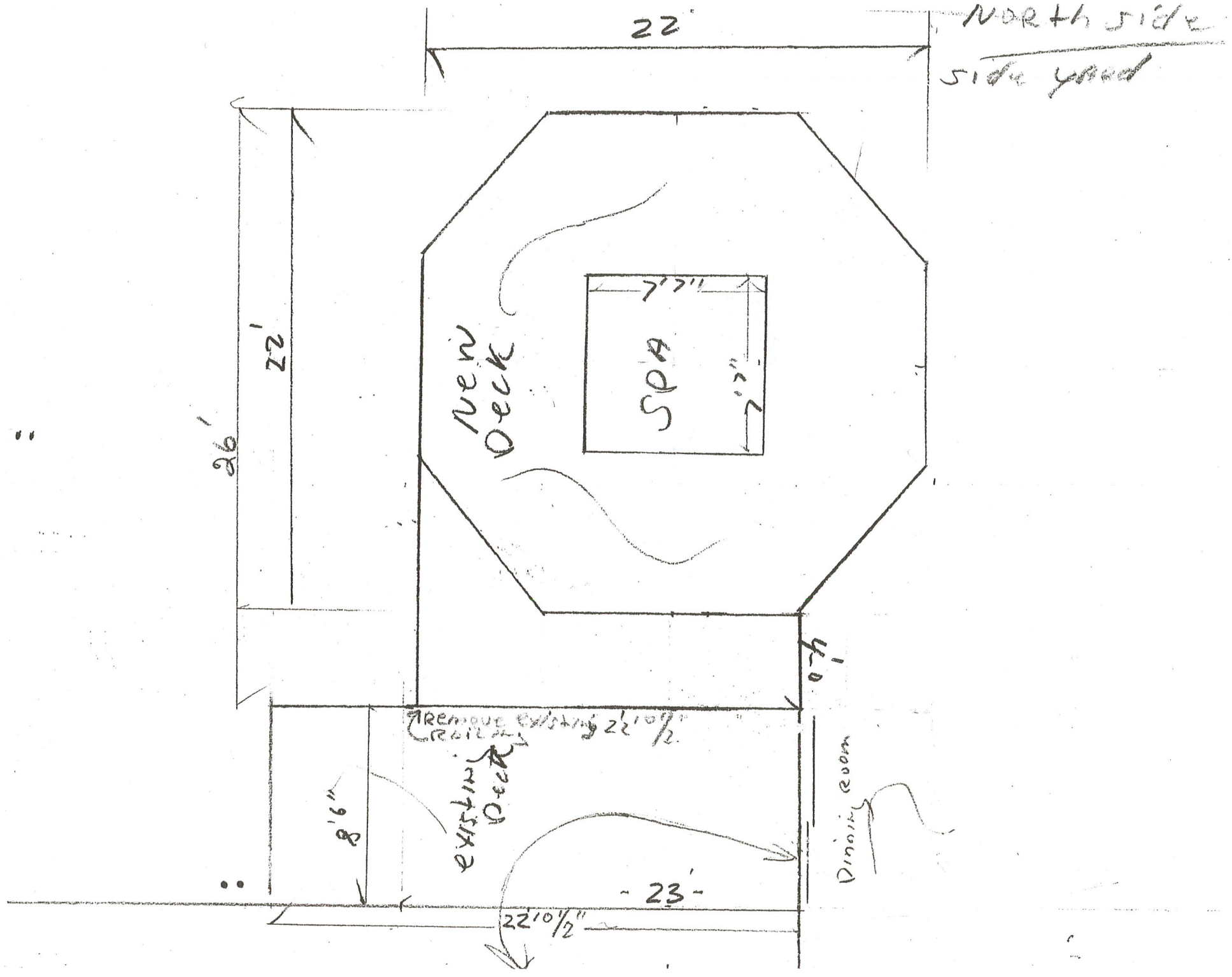
 JOSEPH F. PELLEGRINO, JR., and
JUDITH PELLEGRINO, his wife
M.

SECTION 20
BLOCK 6
LOT 11
COUNTY OF: ORANGE
ADDRESS: 17 Huff Road
Newburgh New York

RECORD AND RETURN TO:

BLOOM & BLOOM
530 Blooming Grove Turnpike
Route 94
P.O. Box 4321
New Windsor, NY 12553
Attn: Dan Bloom, Esq.

Back Area
west side



Scale: 1" = 3/16' FT



East side

Front

Option
Plan E

MAP REFERENCE:
 MAP ENTITLED "SMITH-PETRILLO SUBDIVISION PLAT",
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE
 ON 3/1/00 AS MAP #38-2000

CERTIFICATION:

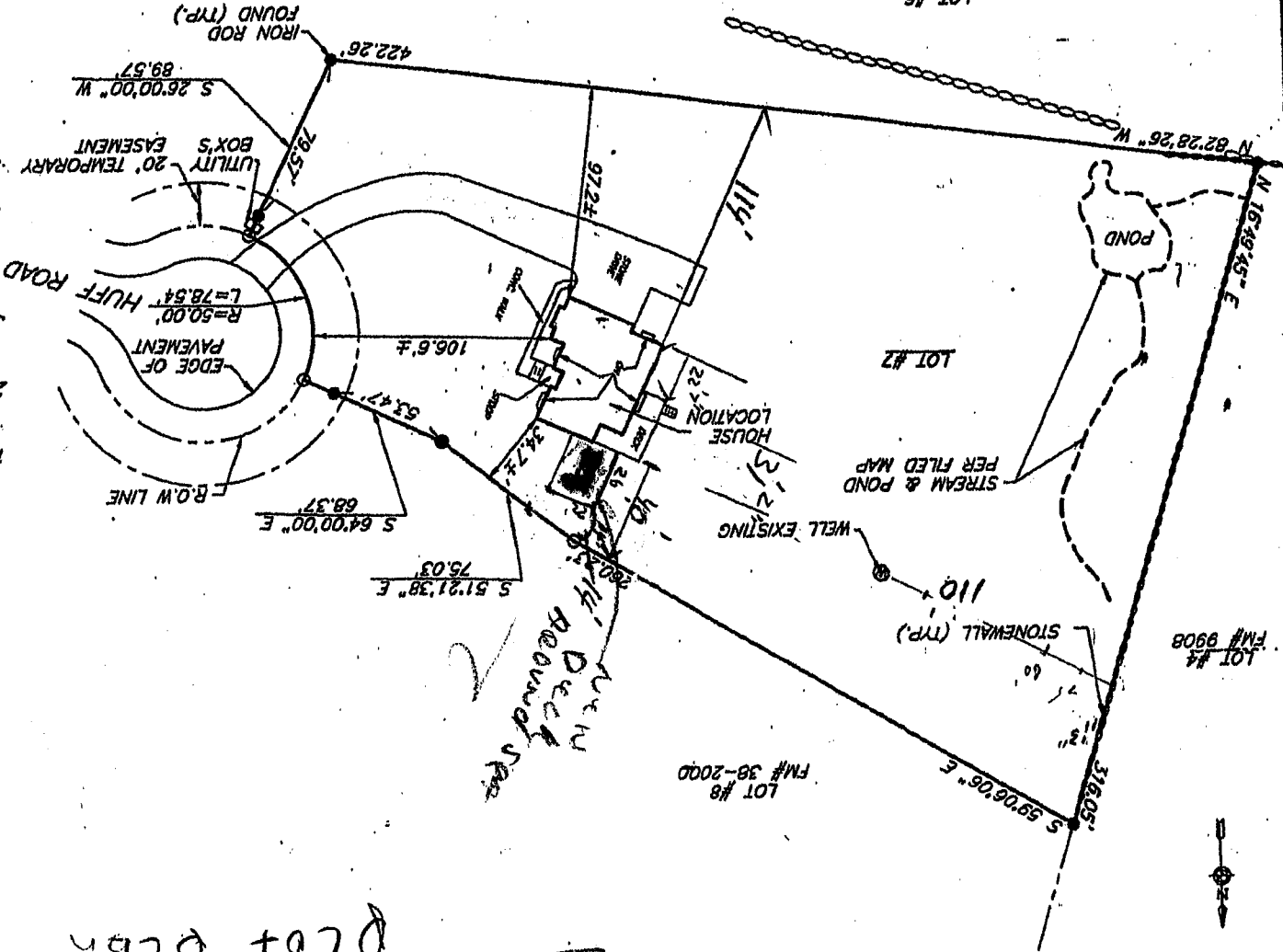
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED
 BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL
 SURVEY COMPLETED ON 7/12/03.

1. TOWN OF NEWBURGH
2. LAWYERS TITLE INSURANCE CORPORATION
3. M&T BANK, ITS SUCCESSORS AND/OR ASSIGNS
4. JOSEPH F. PELLEGRINO
5. JUDITH M. PELLEGRINO

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
3. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. SUBJECT TO GRANTS, EASEMENTS, RIGHT OF WAYS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.
5. NOT RESPONSIBLE FOR UTILITIES ON, OVER OR UNDER THE LANDS AND NOT VISIBLE AT TIME OF SURVEY.
6. SUBJECT TO ANY RESTRICTIONS AND/OR REQUIREMENTS INDICATED ON REFERENCED FILED MAP.
7. SURVEYED IN ACCORDANCE WITH FILED MAP AND PHYSICAL MONUMENTATION FOUND AT TIME OF SURVEY.
8. SUBJECT TO AN UP TO DATE TITLE ABSTRACT REPORT

Plot Plan



TACONIC DESIGN CONSULTANTS 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 845-568-8400 845-568-4583 (fax)		FINAL SURVEY FOR: PELLEGRINO LOT # 2, HARVEY ESTATES HUFF ROAD TOWN OF NEWBURGH, COUNTY OF ORANGE, NY	
ANTHONY D. VALDINA LAND SURVEYOR		DATE 9/04/03	SCALE 1"=60'
JOB NUMBER 03186-MAR		SHEET NUMBER 1 OF 1	

REVISED 5/5/04 PER UPDATED CERTIFICATIONS
 REVISED 5/3/04 PER FINAL SURVEY

Anthony D. Valdina

SCALE 1" = 60 FT

Plot plan

MAP REFERENCE:

MAP ENTITLED "SMITH-PETRILLO SUBDIVISION PLAT" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3/1/00 AS MAP #38-2000

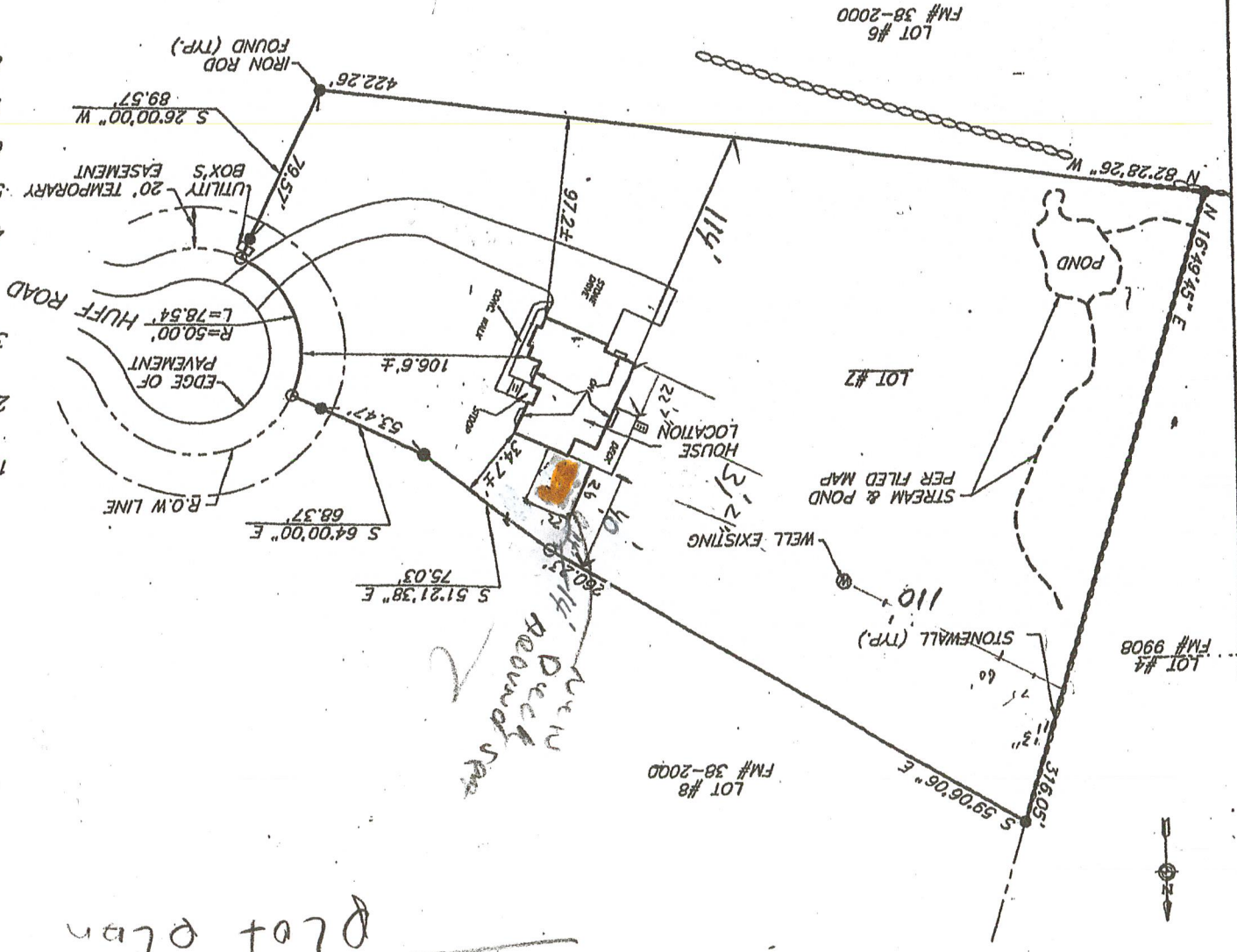
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REVISED 5/5/04 PER UPDATED CERTIFICATIONS
REVISED 5/5/04 PER FINAL SURVEY

ANTHONY D. VALDINA
LAND SURVEYOR

Anthony D. Valdina

DATE 9/04/03
SCALE 1"=60'
JOB NUMBER 03186-MAR
SHEET NUMBER 1 OF 1

TACONIC DESIGN CONSULTANTS
1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
845-569-8400
845-569-4583 (fax)
FINAL SURVEY FOR:
PELLEGRINO
LOT # 7, HARVEY ESTATES
HUFF ROAD
TOWN OF NEWBURGH, COUNTY OF ORANGE, NY